



### Commission Members

Joseph Charpentier, *Chair*  
Devin Canton, *Vice Chair*  
Amanda Amory  
Sarah French

### Contacting the Commission

Division of Planning & Regulatory Services  
serves as the Commission's staff.

**Address:** City Hall, 455 Main St, Room 404,  
Worcester, MA 01608

**Hours:** M-F 8:30 a.m.-5:00 p.m.

**Phone:** 508-799-1400 ext. 31441

**Email:** [planning@worcesterma.gov](mailto:planning@worcesterma.gov)

**Website:** [worcesterma.gov/planning-regulatory](http://worcesterma.gov/planning-regulatory)

The Conservation Commission is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of two business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

المستيق الطلب عند التيسير وسائل من غيرها الفورية الترجمة تتوفر.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerasese ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

### Division Staff

Stephen Rolle, ACDO  
Michelle Smith, Chief Planner  
Eric Flint, Conservation Planner  
Stephen Cary, Planning Analyst  
Rose Russell, Planning Analyst  
Michelle Johnstone, Preservation Planner  
Brian Pigeon, Sr. Transportation Planner  
Deborah Steele, Principal Staff Assistant  
Susan Daly, Staff Assistant

### Upcoming Meetings

May 16, 2022  
June 6, 2022  
June 27, 2022  
July 18, 2022

# City of Worcester Conservation Commission Meeting Agenda Monday, April 25, 2022 at 5:30PM

**Worcester City Hall**  
**Levi Lincoln Chamber, 3<sup>rd</sup> Floor (Room 309), 455 Main Street**

This Worcester Conservation Commission meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- **Use the following link** to join the meeting via computer  
<https://cow.webex.com/meet/conservationcommissionwebex>
- **Call 415-655-0001** (Access Code: **160 973 4358**) for the Conservation Commission.

*Note: If technological problems interrupt the virtual meeting, the meeting will continue.*

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 2 business days or more in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or (508) 799-1400 x 31440.

**CALL TO ORDER: 5:30PM**

**REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS**

**PUBLIC HEARINGS**

**OLD BUSINESS – AMENDMENTS TO ORDER OF CONDITIONS**

### **1. 34-52 (aka Lots 101-122) Modoc Street Extension Subdivision (MBL 38-017-0001A & 38-017-1A-01 through -1A-17)**

**File #:** CC-2021-062 (CC-2018-055) & DEP #349-1210

**Applicant:** St. Anthony Realty, LLC

**Project:** To modify the existing order, for construction of a +/-500' cul-de-sac and 17 dwelling units, in order to accommodate proposed design changes to the residential structures, associated grading, related stormwater infrastructure, and associated site work

**Jurisdiction:** Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

*Continued from 1/24/2022*

## **OLD BUSINESS – NOTICE OF INTENT**

### **2. 9 Dalton Street (MBL 39-019-00002)**

File #: CC-2022-001  
Applicant: DiVerdi Builders, Inc.  
Project: To construct a townhouse structure (total of 4 dwelling units) and conduct associated site work  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

*Continued from 1/24/2022*

## **NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY**

### **3. Monticello Drive West & Monticello Drive Right-of-Ways (from Oak Leaf Circle to Alsada Drive)**

File #: CC-2022-018  
Applicant: Eversource Energy  
Project: To determine whether the installation of ±580 linear feet of gas main within the existing roadway is subject to the Commission's jurisdiction.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **4. 445 Lake Avenue (MBL 41-005-00003)**

File #: CC-2022-019  
Applicant: Tammy Nguyen  
Project: To determine whether the construction of a new deck is subject to the Commission's jurisdiction.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **5. Lamartine Street, Lunelle Street, & Lafayette Street Right of Ways, 84 & 90 Lamartine Street, and 116 Gold Street (MBL 05-011-00012; -13-15; -00030)**

File #: CC-2022-021  
Applicant: Massachusetts Electric Company  
Project: To determine whether installation of conduit, manhole reconstruction, and removal of an existing transformer and related facilities and vegetation, is subject to the Commission's jurisdiction.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **6. Dalton Street, Duncannon Avenue, & Sunderland Road Right-of-Ways, and 232 Sunderland Road (aka Wexford Village Apartments) (MBL 34-020-00001)**

File #: CC-2022-024  
Applicant: Massachusetts Electric Company  
Project: To determine whether the installation of two new distribution poles, a manhole, underground conduit, and replacement of an existing pole and underground cable, and other associated site work is subject to the Commission's jurisdiction.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – NOTICES OF INTENT**

### **7. White Birch Village (fka Burncoat Gardens) or 34, 36, 44, 46, and 49-80 Goldthwaite Road (aka Phases 2 & 3) and areas east of Cherry Blossom Circle, Paper Birch Path & Sourwood Circle (aka Phase V) (MBL 39-020-07-11; -002-6; & part of CO-NDO-02271)**

File #: CC-2021-015 & DEP#349-13XX  
Applicant: Goldthwaite Holdings, LLC  
Project: To construct 9 multi-family dwellings (additional 36 units), stormwater management facilities, parking, utilities, and conduct other associated site work, with all existing structures to remain.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **8. 84, 90, & 91 Lamartine Street (MBL 05-011-13-00015, 05-011-00012, 05-013-0019A)**

File #: CC-2022-008 & DEP#349-1315  
Applicant: Worcester Bedworks, Inc.  
Project: To construct a parking area and perform related site work associated with rehabilitation of the existing structure at 90 Lamartine Street  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – NOTICES OF INTENT**

### **9. 0 Meadow Lane/Pleasant Street (aka 14 Meadow Lane) (MBL 47-012-00007)**

File #: CC-2022-009 & DEP#349-1316  
Applicant: Nicholas Hoffman  
Project: To construct a single family home, garage, driveway, and other associated site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **10. 1 & 2 Rice Street (aka Worcester Country Club) (MBL 53-003-00002)**

File #: CC-2022-013 & DEP#349-1317  
Applicant: Worcester Country Club  
Project: To perform dredging and bank restoration for 4 ponds and conduct associated site work, and to request a waiver of performance standard 4.2.4.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **11. 66 Tory Fort Lane (MBL 40-041-00005)**

File #: CC-2022-015 & DEP#349-1318  
Applicant: Sparhawk Realty, LLC  
Project: To pave an existing gravel driveway and conduct associated site work, and to request a waiver of performance standard 4.2.4.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **12. 248 & 258 Mill Street (MBL 51-006 -00248 & -00022)**

File #: CC-2022-020 & DEP#349-13XX  
Applicant: Guild of Saint Agnes of Worcester, Inc.  
Project: To conduct activities associated with the redevelopment of an existing commercial building, including removal of asphalt and underground storage tanks, parking lot repaving, construction of a play area, and other site work, and to request a waiver of performance standard 4.2.4.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **13. 11, & 15B Havana Road, 14 & 15 Cuba Road, 23 Curtis Street, 72 James Street, 221 Ludlow Street, 32 Genesee Street, 1 Heard Street, 2 Spencer Street, and 50 Webster Street (MBL 28-039-00007, 28-039-00010, 28-037-00018, 28-036-00009, 08-030-00021, 28-031-00008, 28-031-00001, 28-003-00002, 15-029-0001A, 27-028-00002, 08-030-04+05)**

File #: CC-2022-022 & DEP#349-1319  
Applicant: New England Power Company  
Project: To conduct transmission line upgrades, including the replacement of existing structures, shield wire with optical ground wire, maintenance work, and other associated site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **14. 20 & 30 (aka 40) Quinsigamond Avenue (MBL 05-022-0102A & -01+02)**

File #: CC-2022-023 & DEP#349-13XX  
Applicant: Eversource Energy  
Project: To, partially retroactively, replace a pipe and conduct regrading and paving, relocate a temporary stockpile, and conduct other associated site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **15. 490 Shrewsbury Street (MBL 16-026-0000A)**

File #: CC-2022-025  
Applicant: American East Coast II, LLC  
Project: To demolish the existing site improvements and construct three new commercial buildings, parking areas, stormwater system, landscaping, and conduct other associated site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

## **OTHER BUSINESS**

### **16. Project Change Request**

- a. 111 Higgins Street (CC-2021-040 & DEP#349-1305)

### **17. Requests for Extension of Time**

- a. 90 Barber Avenue (CC-2017-075 & DEP#349-1175)

### **18. Enforcement Order and Violation Updates**

- a. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-EO-2017-001)
- b. 217 Lake Avenue (CC-EO-2020-004)
- c. 449 Massasoit Road (CC-EO-2020-006)
- d. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)
- e. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)
- f. 99 Wildwood Avenue (CC-EO-2020-009)
- g. 166 Moreland Street (CC-EO-2020-011)
- h. 522 Grove Street (CC-EO-2020-014)
- i. 0 Myrick Avenue (CC-EO-2020-015)
- j. Modoc Street (CC-EO-2021-001)
- k. 75 Harrington (CC-EO-2021-003)
- l. 40 June Street Terrace (CC-EO-2021-004)
- m. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- n. 269 James Street (CC-EO-2021-007)
- o. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- p. 0 McKeon Road, 0 Millbury Street & 25 & 35R Tobias Boland Way (CC-EO-2021-009)
- q. Providence & Worcester Railroad (0 Tobias Boland Way)
- r. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)
- s. Hospital Drive FKA 305 Belmont Street, 57-004-B1 -01/-02 (CC-EO-2022-001)
- t. Hospital Drive FKA 305 Belmont Street, 57-004-B103B (CC-EO-2022-003)
- u. Hospital Drive FKA 305 Belmont Street, 57-004-B1-02 (CC-EO-2022-004)

### **19. Emergency Certifications**

- a. 520 Mill Street – Hazard tree removal

### **20. Communications**

- a. Public Lands Preservation Act; from Phillip Saunders
- b. Worcester Now | Next Citywide Plan – Spring Survey; from the City of Worcester
- c. Yearly Operational Plan; from Pan Am Railways, Inc.

### **21. Approval of Minutes – 1/25/2021; 4/12/2021; 11/15/2021; 12/13/2021; 1/3/2022; 1/24/2022; 3/7/2022; 3/28/2022**

### **22. Policies and Procedures**

## **ADJOURNMENT**